



## EXECUTIVE SUMMARY

## 6.535 (+/-) AC MAHAN CORRIDOR

MAHAN DRIVE, TALLAHASSEE, FL 32308

**OFFERING SUMMARY**

<b>Sale Price:</b>	\$3,050,000
<b>Price / Acre:</b>	\$466,718
<b>Lot Size:</b>	6.535 (+/-) Acres
<b>Zoning:</b>	Mahan Corridor Node/RP-1
<b>APN:</b>	11-22-51 G-2080 11-22-51 G-2090 11-22-51 F-1916

**PROPERTY OVERVIEW**

6.535 (+/-) AC for sale along the Mahan Corridor in Northeast Tallahassee. One of the last large tracts, where commercial and mixed use development will be allowed on Mahan Drive. Surrounded by national and local retailers including Walmart, Costco, McDonalds, CMX Cinemas, Bass Pro Shops and many others. Property is across the street from a multi-family complex with over 300 units.

**PROPERTY HIGHLIGHTS**

- City water and sanitary sewer available
- Good topography
- Available vehicle access: right-in, right-out, left-in, and a signalized intersection
- Traffic counts average 30,142 cars per day

[Click Here for Zoning Information](#)

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MAHAN CORRIDOR RETAILER MAP  
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PARCEL MAP

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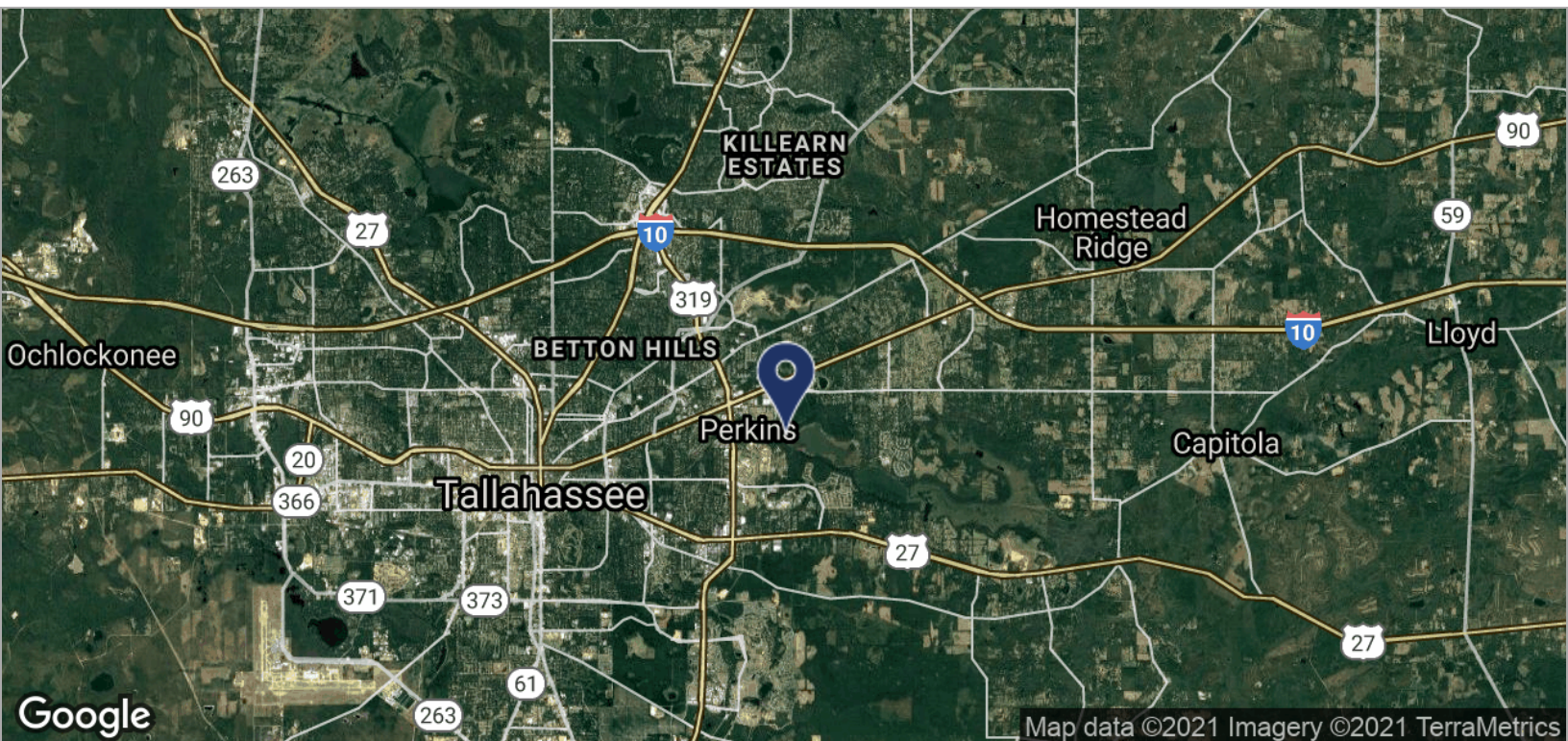
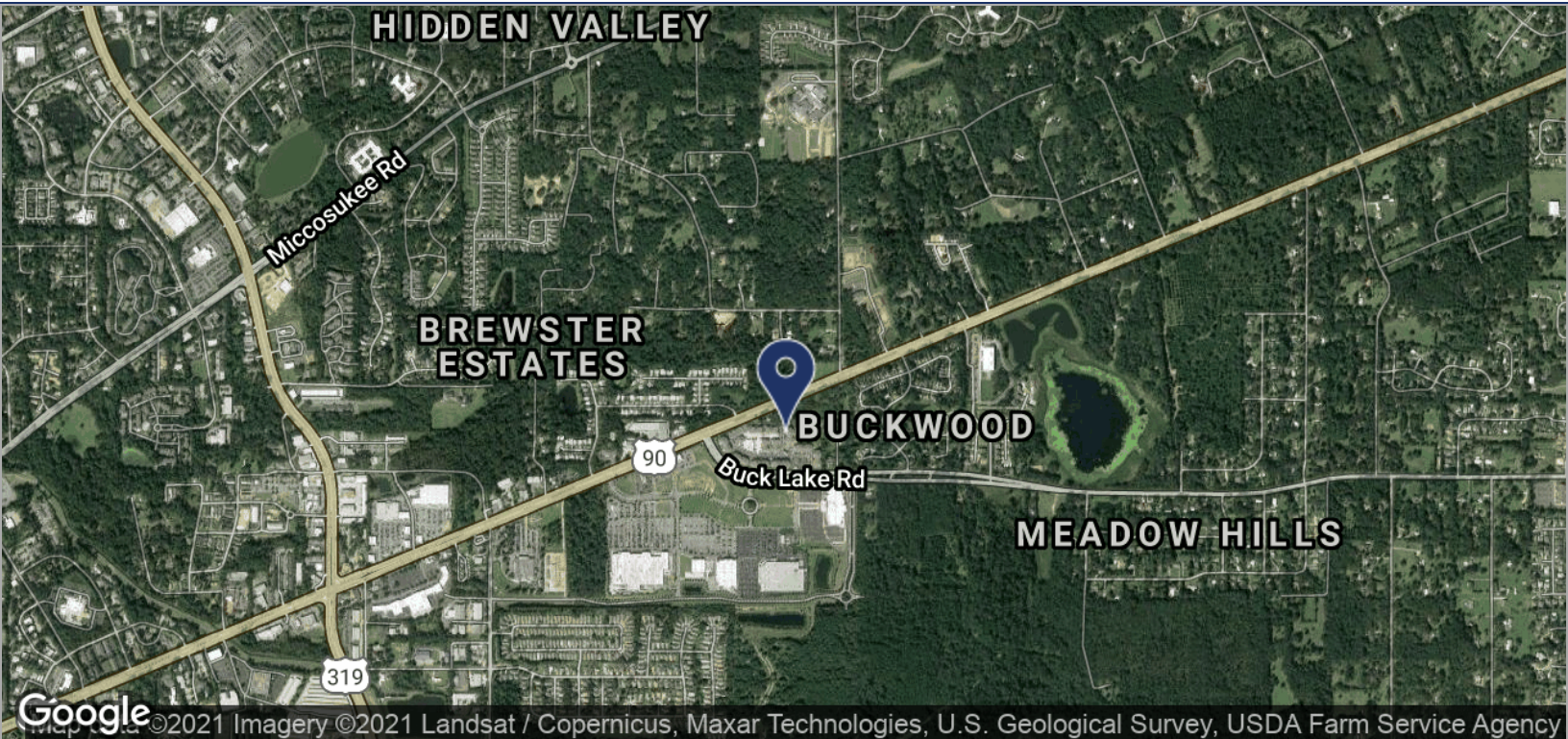




LOCATION MAPS

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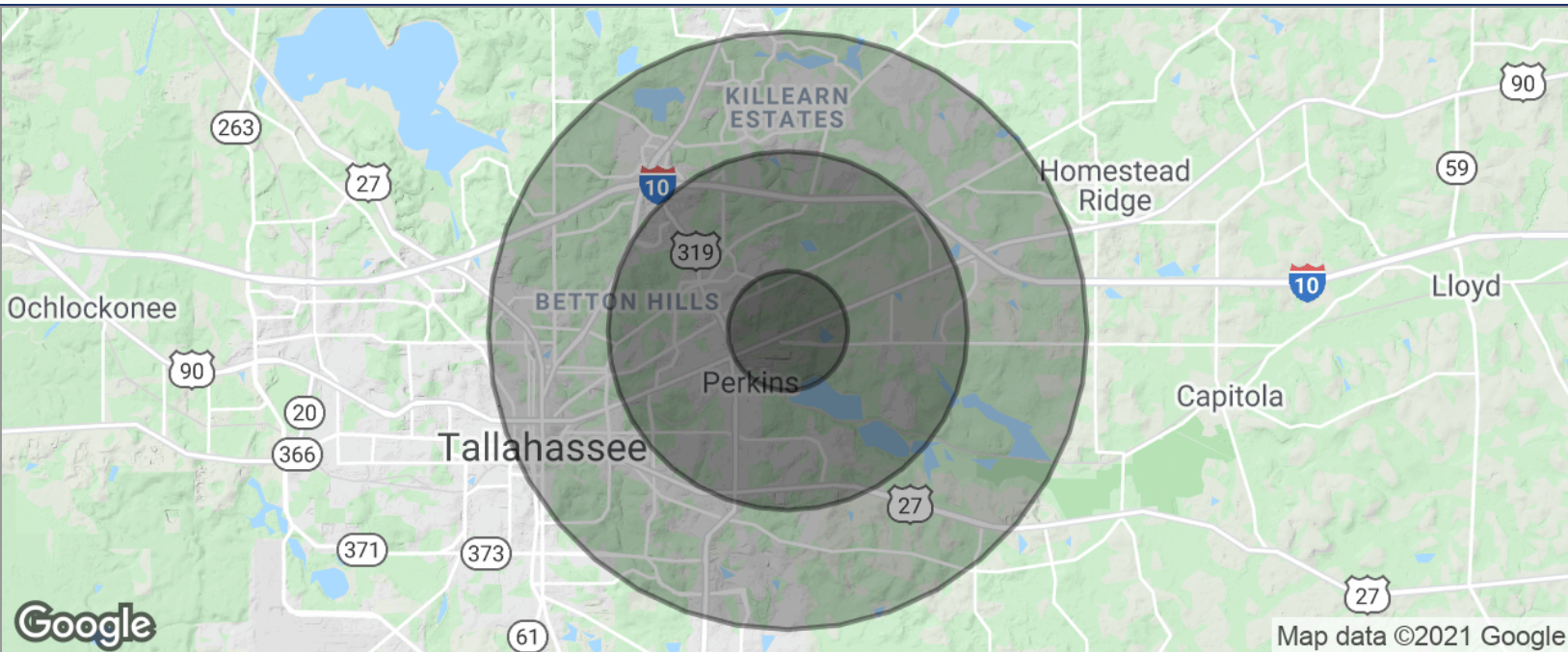




## DEMOGRAPHICS MAP

## 6.535 (+/-) AC MAHAN CORRIDOR

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**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	3,328	34,674	90,962
MEDIAN AGE	38.3	36.9	37.7
MEDIAN AGE (MALE)	35.6	35.2	36.8
MEDIAN AGE (FEMALE)	39.8	38.2	38.8

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	1,588	16,052	42,270
# OF PERSONS PER HH	2.1	2.2	2.2
AVERAGE HH INCOME	\$55,884	\$66,515	\$73,165
AVERAGE HOUSE VALUE	\$197,934	\$228,607	\$257,234

\* Demographic data derived from 2010 US Census

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